



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
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ZONING BOARD OF APPEALS AGENDA

Aldermanic Chambers, Somerville City Hall, 93 Highland Avenue, Somerville, MA
Wednesday, July 18, 2018
6:00 P.M.

Previously Opened Cases that have been Continued to a Future Meeting

19 Wesley Park (ZBA 2018-58)	
Applicant:	Francisco and Vivaldo Meneses
Property Owner:	Francisco and Vivaldo Meneses
Agent:	N/A
Legal Notice:	Applicants / Owners, Francisco and Vivaldo Meneses, seek a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing a roof deck and a second story deck atop an existing front porch. RB Zone. Ward 3.
Date(s) of Hearing(s):	6/6, 6/20
Staff Recommendation:	Denial
ZBA Action:	Voted on June 20, 2018 to continue the application to August 8, 2018.
Current Status:	Previously continued to August 8, 2018

Previously Opened Cases that are Requesting a Continuance



CITY HALL • 93 HIGHLAND AVENUE • SOMERVILLE, MASSACHUSETTS 02143
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312 R Beacon Street (aka 25 Harris Street, Cambridge, MA) (ZBA 2018-08)	
Applicant:	Robert Gillig and Christine Cuttitta
Property Owner:	Robert Gillig and Christine Cuttitta
Agent:	Richard G. DiGirolamo
Legal Notice:	Applicants / Owners, Robert Gillig and Christine Cuttitta, seek a Special Permit pursuant to conditions of a previous ZBA Decision (ZBA 2005-53) and under SZO §7.11.a.c, §4.4.1, and §9.13 for parking relief to make alterations to a nonconforming structure by constructing an addition and establishing a sixth residential unit on the site. RC Zone. Ward 2.
Date(s) of Hearing(s):	2/14, 3/7, 3/21, 4/4, 5/2, 5/16, 6/6, 6/20, 7/18
Staff Recommendation:	None at this time
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to August 8, 2018.

114 Broadway (ZBA 2018-51)	
Applicant:	116 Broadway LLC
Property Owner:	116 Broadway LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, 116 Broadway LLC, seeks a Variance under SZO §5.5 and §6.1.22 for reduction of the lot area per dwelling unit in the replacement a one-story building with a new construction 5-story mixed-use building (commercial ground floor and 8 residential units, 1 of which is an inclusionary unit). CCD Zone. Ward 1.
Date(s) of Hearing(s):	5/2, 5/16, 6/6, 6/20, 7/18
Staff Recommendation:	None at this time
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to August 8, 2018.

45 Kent Street: (Case #ZBA 2017-90)	
Applicant:	Angela Schifano
Property Owner:	Angela Schifano
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Owner and Applicant, Angela Schifano, seeks Special Permits under §7.11 of the SZO to increase the number of units from two to three; under §4.4.1 to increase the non-conforming left side yard setback, and for an upward extension of both the non-conforming rear and non-conforming left side yard setbacks by increasing the height of the building by approximately 10 feet; to increase the FAR and GFA by more than 25%; parking relief under Article 9 of the SZO. RC zone. Ward 2.
Date(s) of Hearing(s):	10/18, 11/8, 11/29, 1/3, 1/31, 2/14, 3/7, 3/21, 4/4, 5/2, 5/16, 6/6, 6/20, 7/18
Staff Recommendation:	None at this time.
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to August 8, 2018.



14 Pearl Street (ZBA 2018-23)	
Applicant:	Adragna Dedic, LLC
Property Owner:	Adragna Dedic, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Adragna Dedic, LLC, propose increasing the number of units on the property from one to three. The Applicant/Owner also seeks special permits under §4.4.1 of the SZO to increase existing non-conformities including, but not limited to, the Gross Floor Area (GFA) by more than 25%, increase the Floor Area Ratio (FAR) by more than 25%. Parking relief sought under §9.13 of the SZO. Applicant proposes increasing the number of units from one to three. RB zone. Ward 1.
Date(s) of Hearing(s):	3/21, 4/4, 5/2, 5/16, 6/6, 6/20, 7/18
Staff Recommendation:	None at this time
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
Current Status:	The Applicant has submitted a written request to continue the application to August 8, 2018.

51 McGrath Highway (ZBA 2017-46) (re-advertisement)	
Applicant:	Life Storage Limited Partnership
Property Owner:	Sovran Acquisition Limited Partnership
Agent:	Richard G. Di Girolamo, Esq.
Legal Notice:	Applicant, Life Storage Limited Partnership, and Owner, Sovran Acquisition Limited Partnership, seek a Special Permit with Design Review (SPSR) under §7.11.12.4.c and §5.2 of the Somerville Zoning Ordinance (SZO) to construct a self-storage facility of 28,520 gross square feet. IA Zone. Ward 2.
Date(s) of Hearing(s):	7/12, 8/2, 8/16, 9/6, 9/27, 10/4, 10/18, 11/8, 11/29, 1/3, 1/17, 1/31, 2/14, 3/7, 3/21, 4/4, 4/18, 5/2, 6/6, 6/20, 7/18
Staff Recommendation:	Denial
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
Current Status:	Staff anticipates that the Applicant will submit a request to continue the application.

New Cases to be Opened that are Requesting a Continuance

150 Hudson Street (ZBA 2018-71)	
Applicant:	Michael Santangelo
Property Owner:	Michael Santangelo
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, Michael Santangelo, seeks a Special Permit with Site Plan Review (SPSR) to build a second principle structure on the same lot. Proposal includes increasing the number of dwelling units from two to three, remove existing garage structure and renovate existing residential dwelling. RC & RB zones. Ward 5.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	The Applicant has submitted a written request to continue the application to August 8, 2018.



24 Dane Avenue (ZBA 2018-75)	
Applicant:	24 Dane Ave., LLC
Property Owner:	24 Dane Ave., LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 24 Dane Ave., LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure by extending the non-conforming left and right side yard setbacks, increasing the GFA by more than 25%. Unit count to increase from one to three. Parking relief under Article 9.RB zone. Ward 2.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	The Applicant has submitted a written request to continue the application to August 8, 2018.

Previously Opened Cases to be Heard

24-28 Mount Pleasant Street: (Case #ZBA 2017-11)	
Applicant:	Warren A. Chaille, Trustee of the Chaille Trust
Property Owner:	Warren A. Chaille, Trustee of the Chaille Trust
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Warren A. Chaille, Trustee of the Chaille Trust, seeks a Special Permit under Section 7.3 of the Somerville Zoning Ordinance (SZO) to relocate, renovate, and construct an addition to the existing two-family dwelling to create a six-unit dwelling building. RB Zone. Ward 1.
Date(s) of Hearing(s):	6/7, 6/21, 7/12, 8/2, 8/16, 9/6, 10/4, 10/18, 11/8, 11/29, 1/3, 1/31, 3/7, 3/21, 4/4, 4/18, 5/2, 5/16, 6/6, 6/20, 7/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
Current Status:	Will be heard

74 Mount Vernon Street (ZBA 2017-89)	
Applicant:	Paul Turcotte and Bonnie Brown
Property Owner:	Paul Turcotte and Bonnie Brown
Agent:	N/A
Legal Notice:	Applicants and Owners, Paul Turcotte and Bonnie Brown, seek a Special Permit with Site Plan Review (SPSR) under §4.4.1 of the SZO to alter a non-conforming structure; §7.3 of the SZO to increase the number of dwelling units on the site from 3 to 5; §7.2 of the SZO to have more than one principal structure on the same lot. Variance /Special Permit for parking under §5.5 and Article 9 of the SZO. RB zone. Ward 1.
Date(s) of Hearing(s):	6/6, 6/20, 7/18
Staff Recommendation:	Conditional approval
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
Current Status:	Will be heard



22 Berkeley Street (ZBA 2018-54)	
Applicant:	John Comerford
Property Owner:	John Comerford
Agent:	Terrance P. Morris, Esq.
Legal Notice:	Applicant and Owner, John Comerford, seeks a Special Permit to revise a condition of a previously-executed special permit granted in 2009. RA zone. Ward 3.
Date(s) of Hearing(s):	6/20, 7/18
Staff Recommendation:	Denial
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
Current Status:	Will be heard

11 Robinson Street (ZBA 2018-17)	
Applicant:	Michael Browne
Property Owner:	Michael Browne
Agent:	N/A
Legal Notice:	Applicant and Owner, Michael Browne, seeks Special Permits/Variance to legalize a rear deck under §4.4.1 and §5.5 of the SZO . RA zone. Ward 4.
Date(s) of Hearing(s):	6/20, 7/18
Staff Recommendation:	Forthcoming
ZBA Action:	Voted on June 20, 2018 to continue the application to July 18, 2018.
Current Status:	Will be heard

New Cases to be Opened and Heard

40 College Avenue (ZBA 2018-69) (re-advertise)	
Applicant:	City of Somerville
Property Owner:	City of Somerville
Agent:	N/A
Legal Notice:	Applicant and Owner, City of Somerville, seeks Special Permits and Special Permit with Site Plan Review (SPSR) to construct an addition to the Somerville West Branch Library under §4.4.1 of the SZO and Variance/Special Permit for parking under §5.5 and Article 9 of the SZO. CBD zone. Ward 6.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

33 Hancock Street (ZBA 2018-57) (re-advertise)	
Applicant:	Silva Realty 2, LLC
Property Owner:	Silva Realty 2, LLC
Agent:	Richard G. DiGirolamo, Esq.



Legal Notice:	Applicant and Owner, Silva Realty 2, LLC, seeks a Variance to increase the FAR such that the FAR moves from conforming to non-conforming. § 5.5 and § 4.4.1 of the SZO. RB zone. Ward 6.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Unable to recommend
ZBA Action:	--
Current Status:	Will be heard

40 Harvard Street (ZBA 2018-36) (re-advertise)	
Applicant:	40 Harvard Street, LLC
Property Owner:	40 Harvard Street, LLC
Agent:	N/A
Legal Notice:	Applicant and Owner, 40 Harvard Street, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure including by finishing the basement. Special Permit for parking under Article 9 of the SZO. RA zone. Ward 3.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

21 Kenneson Road (ZBA 2018-76)	
Applicant:	Mario & Ana Brum
Property Owner:	Mario & Ana Brum
Agent:	N/A
Legal Notice:	Applicants and Owners, Mario & Ana Brum, seek Special Permits under §4.4.1 of the SZO to construct a porch roof within the front yard setback. RB zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

17 Wheeler Street (ZBA 2018-72)	
Applicant:	Benjamin Lee
Property Owner:	Benjamin Lee
Agent:	Keith Miller
Legal Notice:	Applicant and Owner, Benjamin Lee, seeks a Special Permit under §4.4.1 of the SZO to alter a 3-family structure by replacing existing decks within the non-conforming rear-yard setback. RB zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--



Current Status:	Will be heard
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104 Beacon Street (ZBA 2016-78-R1(6-2018) (remand)	
Applicant:	Stephen Whalen, Trustee of Treat Realty Trust
Property Owner:	Stephen Whalen, Trustee of Treat Realty Trust
Agent:	Richard G. DiGirolamo, Esq
Legal Notice:	Applicant and Owner, Stephen Whalen, Trustee of Treat Realty Trust, seeks a Revision to a Special Permit under §5.3.8 of the SZO that was granted, along with variances, for the following proposal approved in 2017 to Moons Realty Trust, Treat Realty Trust, and Richard Mauser: Variances for rear yard setback and parking under SZO §5.5, §9.5, and §4.4.1, a Special Permit with Site Plan Review (SPSR) to increase the number of dwelling units under SZO §7.11.c**, and Special Permits under SZO §4.4.1 for pervious area, left and right side yard setbacks and to alter an existing, non-conforming structure. RC zone. Ward 2.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

265 Washington Street (ZBA 2018-04) (re-advertise)	
Applicant:	265 Washington Somerville, LLC
Property Owner:	265 Washington Somerville, LLC
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant and Owner, 265 Washington Somerville, LLC, seeks Special Permits under §4.4.1 of the SZO to alter a non-conforming structure and under Article 9 of the SZO for parking relief, variances under §5.5, §8.5, and Article 7 of the SZO including for building height, FAR, number of stories. Proposal includes a mixed-use development with ground-floor commercial and five residential units above. NB zone. Ward 2.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Unable to recommend
ZBA Action:	--
Current Status:	Will be heard

100 Wallace Street (ZBA 2018-77)	
Applicant:	Linda S. Bolliger
Property Owner:	Linda S. Bolliger Revocable Trust
Agent:	N/A
Legal Notice:	Applicant, Linda S. Bolliger, and Owner, Linda S. Bolliger Revocable Trust, seek a Special Permit under SZO §4.4.1 to alter a nonconforming structure by constructing three dormers. RB Zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard



27 Everett Avenue (ZBA 2018-70)	
Applicant:	Solomon Mezgebu
Property Owner:	Solomon Mezgebu
Agent:	Richard G. DiGirolamo, Esq.
Legal Notice:	Applicant/Owner, Solomon Mezgebu, seeks a Special Permit under SZO §4.4.1 to alter a nonconforming structure and §9.13 for parking relief to legalize an existing third dwelling unit. RB Zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

51 Oliver Street (ZBA 2018-33)	
Applicant:	51 Oliver Street, LLC
Property Owner:	51 Oliver Street, LLC
Agent:	Sean T. O'Donovan
Legal Notice:	Applicant/Owner, 51 Oliver Street, LLC, seeks a Variance under §5.5, §8.5, and Article 9 for minimum lot size, left side yard setback, minimum frontage, and parking to construct a three-story, three-family dwelling. RB Zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Unable to recommend
ZBA Action:	--
Current Status:	Will be heard

32 Glen Street (ZBA 2018-64)	
Applicant:	32 Glen Street, LLC
Property Owner:	32 Glen Street, LLC
Agent:	Nicole Starck, Esq.
Legal Notice:	Applicant/Owner, 32 Glen Street, LLC, seeks a Special Permit under §4.4.1 to alter a nonconforming structure by increasing the gross floor area (GFA) by greater than 25% with an addition to the existing single family dwelling, a Special Permit with Site Plan Review under §7.3 to establish seven residential units in the RB zoning district, and a Variance under §5.5 and Article 9 for parking relief. RB Zone. Ward 1.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

45-47 Trull Street (ZBA 2018-86)	
Applicant:	Maxwell and Stefanie Bridges
Property Owner:	Maxwell and Stefanie Bridges



Agent:	Adam Dash
Legal Notice:	Applicants/Owners, Maxwell and Stefanie Bridges, seeks a special permit under SZO §4.4.1 to alter a nonconforming structure by constructing two dormers on the roof of the main structures. RA Zone. Ward 5.
Date(s) of Hearing(s):	7/18
Staff Recommendation:	Conditional approval
ZBA Action:	--
Current Status:	Will be heard

Other Business:

Approval of minutes from the following meetings:

- Remaining minutes from 2013
- Remaining minutes from 2014
- Remaining minutes from 2015
- Remaining minutes from 2016
- Assorted minutes from Jan. – Aug. 2017
- April 18, 2018
- May 2, 2018
- May 16, 2018
- June 6, 2018
- June 20, 2018

Plans and reports are available at the City of Somerville website at the following link:
<https://www.somervillema.gov/departments/ospcd/planning-and-zoning/reports-and-decisions>

